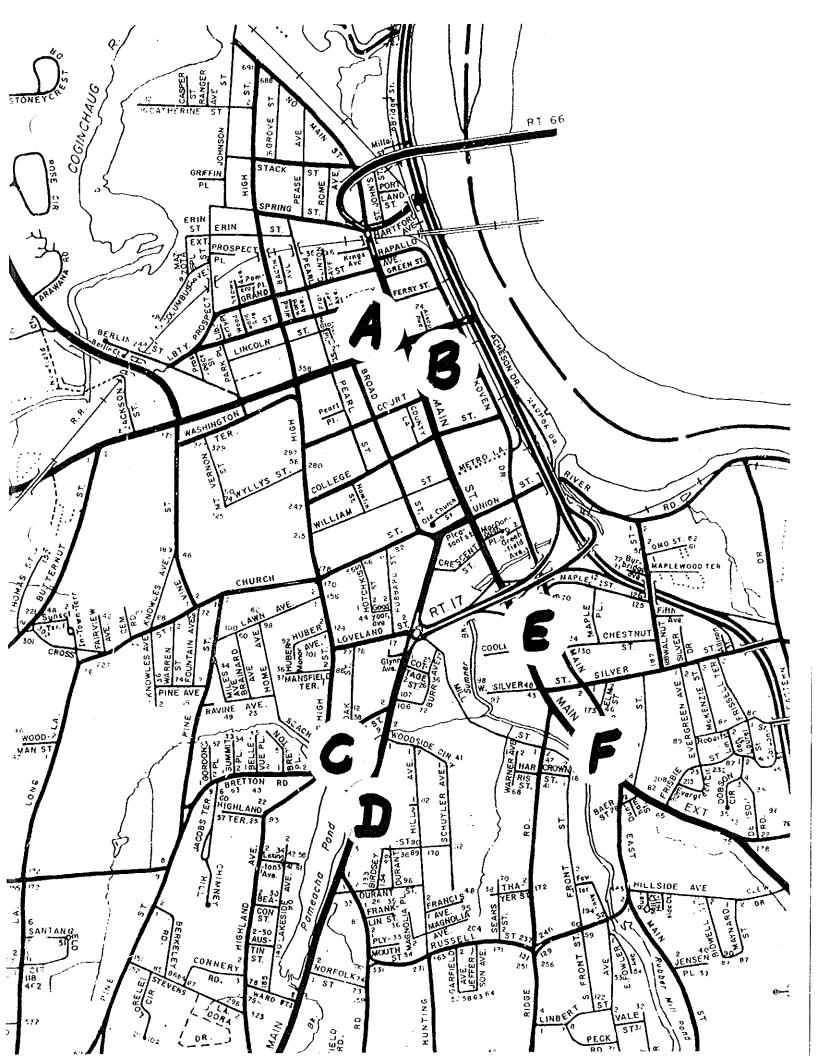
PROPOSED POLICE STATION SITES

POLICE BUILDING COMMITTEE

DECEMBER, 1994

PROPOSED POLICE STATION SITES

- A. Salvation Army, St. Aloysius, Fisk Properties
- B. North Side of Court Street
- C. Former North & Judd Foundry
- D. 326, 330, 346 South Main Street and 33 Birdsey Ave.
- E. Formatron Area
- F. Main Street Ext. and East Main Street



December 7, 1994

Paul Rebot, Chairman Claudia DeFrance, Vice Chair City's Municipal Development Office Room B-21 Municipal Building Middletown, CT 06457

Dear Mr. Rebot & Ms. DeFrance,

We are suggesting these three separate but contiguous properties as a possible site for the City's proposed new police station. If the City has an interest in this site we are prepared to open discussions with you.

The attached drawing indicates the location of the piece. The perimeter of the three properties is outlined in red.

Parcel #1 is owned by the Salvation Army. Parcel #2 is the Guilmartin/Lombardo property and Parcel #3 is owned by the Farmers & Mechanics Bank.

The size of Parcel #1 is 29,315 square feet (one building on site, with one business operating there). The size of Parcel #2 is 10,343 square feet (one building on site, with five businesses operating there). And finally the size of Parcel #3 is 25,624 square feet (one building on site, with two businesses operating there). In total there are 65,282 square feet available.

You will note that the Salvation Army has not signed the attached signature page. They have already indicated their interest in a written letter sent directly to the Mayor.

We believe this area offers the City a location that is ideally suited for the site of the new police station.

If you have any questions please contact: Mr. Welles Guilmartin at Tel. # 347-5689 ext. 22, at 505 Main Street, Middletown, CT 06457.

Very Truly Yours,

J.M. Smlorather

L. Guilmartin



MAP COMPILED USING PHOTOGRAMMETRIC METHODS SY

ABRIAL DATA REDUCTION ASSOCIATES, INC.
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THIS MAP COMPLIES WITH OR EXCEEDS NATIONAL MAP

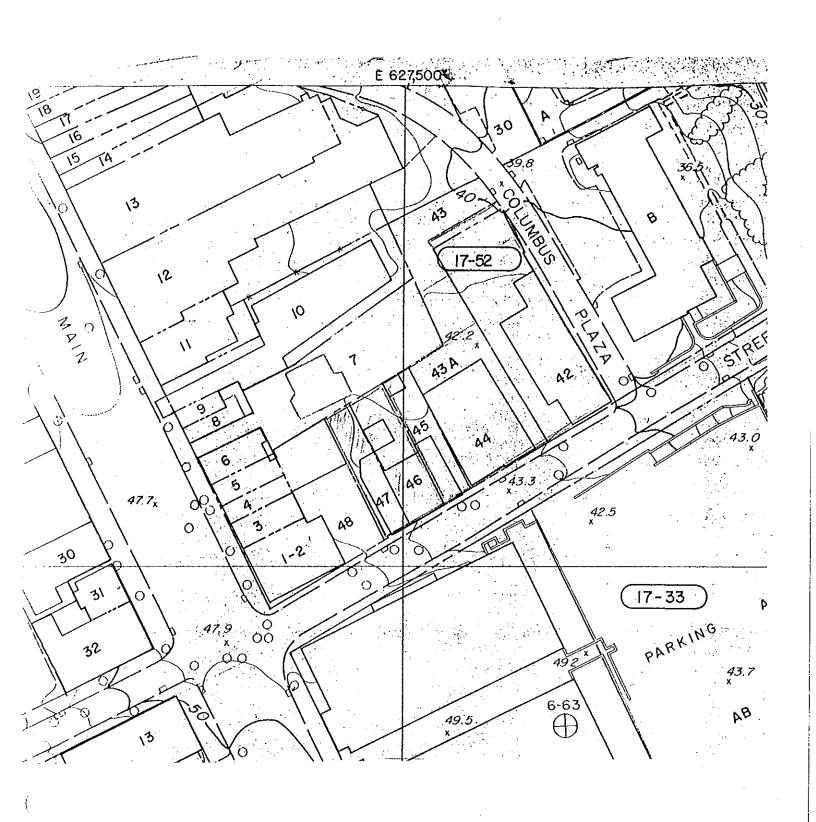
DASHED CONTOURS ARE SHOWN IN AREAS OBSCURED VERTICAL ACCURACY MAY BE REDUCED.

WE THE UNDERSIGNED PROPERTIES OWNERS CONSENT TO THE INCLUSION OF OUR PROPERTY AS A POTENTIAL POLICE STATION SITE:

1.	Name (printed) Formers & Mad	ranits Bank, by Michael L. Galowien, EUP, Chief Londing Uff.
		108-110 Washington St., Middletonn, CT
		237 Main Street, Middlebour, CT
	Phone No. (203) 346-9677	
	·	MICHAEL L. GALONSKA Executive Vice President
2.	Name (printed) 6 4 L ENTERPRI	~ 0
		501-567 MAIN ST. MIDDLEYBUN
	Home address (if different from above)	400 Colour RD WIND FOUND
	Phone No. (203) 346-8325	(Signature) Lilland Dimensten
		,
3.	Name (printed)	
	Address of police station site property	
		(Signature)
4.	Name (printed)	
	Address of police station site property	
		(Signature)
5.	Name (printed)	
	Address of police station site property	
	Phone No.	(Signature)
5.	Name (printed)	****
		(Signature)

MARINO PROFESSIONAL BUILDING INC.

94 COURT ST., P.O. BOX 138 MIDDLETOWN, CT 06457 PHONE (203) 347-3521



MARINO PROFESSIONAL BUILDING INC.

94 COURT ST., P.O. BOX 138 MIDDLETOWN, CT 06457 PHONE (203) 347-3521

December 7, 1994

Mr. Paul Rebot, Chairman Police Building Committee c/o Municipal Development Office Municipal Building Middletown, CT. 06457

Dear Mr. Rebot:

In response to your request for proposals for police station sites we are pleased to offer our property and neighboring properties owned by others on Court Street. When considered together they meet the criteria stipulated in your request for proposals as elaborated below.

- 1) The properties are located in the downtown area.
- 2) The site can accommodate a building of 40,000 to 50,000 square feet.
- 3) The site will provide parking in excess of fifty parking spaces on the land as proposed and in addition the City has 50 parking spaces in the Court garage, several hundred spaces in the Parking Arcade directly across the street and several hundred in the Columbus Plaza parking area behind this site.
- 4) The site is readily accessible to the general public and the Police Department personnel from Main St., DeKoven Dr. and Columbus Plaza. This site is also adjacent to the Middletown Transit District Terminal. These same streets provide the required multiple vehicular access.
- 5) The site conforms with the Middletown Zoning Regulations as the Planning & Zoning Department has designated this site as part of the Government Center.

The properties being offered in this proposal are listed below, along with the names and addresses of the owners, sizes of the site and other pertinent data requested in the solicitation:

1) 74 COURT STREET (LOT NO.42)

Owner: The Italian Society of Middletown, Inc.

54 Washington Street, Middletown, Ct.

Size: 82ft frontage x 235 average depth, .45 acre,

approximately 20,000 square feet.

Tenants: Restaurant, Law Office and small office (CASHO)

2) CITY OF MIDDLETOWN DRIVEWAY and rear land (Lot No.43A)

Size: 12.5ft frontage on Court Street x various depth

3) 84-94 COURT STREET (Lot No.44)

Owner: Marino Professional Building, Inc.

94 Court Street, Middletown, Ct.

Size: 79.65ft frontage x 111.25 average depth, .20 acre,

approximately 8,500 square feet

Tenants: Beauty Parlor @ 84 Court Street, Jewelry Store @

88 Court Street: Leases expired, on a month to month basis. State of Connecticut office @ 90 Court St. has an expired lease and is in the process of looking to relocate. At 94 Court Street, Probate Court, lease expires at the end of December, 1994; Congressional Office, lease expires on January 5, 1995. Owners realty

office has no lease.

4) <u>102-104 COURT STREET</u> (Lot No. 45)

Owner: Santacroce, Vincent E., Emanuel V. & Sebastian J.

49 Columbus Ave., P.O. Box 795, Middletown, Ct.

Size: 31.6ft frontage x 150 average depth, .10 acre,

approximately 4,700 square ft.

Tenants: Store and apartment vacant

The total of the three privately owned parcels, not including the City driveway and rear land, is approximately 33,000 square feet or approximately three quarters of an acre . This information was developed from the card files and maps in the Tax Assessor's office.

The four parcels have been marked in blue on the map furnished by the Municipal Development Office and is attached to this proposal. Attached also are copies of the Tax Assessor's cards on each property so as to provide as much information on the properties as possible.

As required by the addendum, a completed properties owners consent form which has been signed by all the private property owners is included with this proposal.

Sincerely,

MARINO PROFESSIONAL BUILDING, INC.

Anthony P. Marino, Secretary

WE THE UNDERSIGNED PROPERTIES OWNERS CONSENT TO THE INCLUSION OF OUR PROPERTY AS A POTENTIAL POLICE STATION SITE:

1.	Name (printed) THE ITALIAN.	SOCIETY OF MIDDLETOWN
	Address of police station site property	74 Court ST
	Home address (if different from above)	54 WASHINGTON ST
	Phone No. 346-2229	(Signature) anthony Ilfando
2.	Name (printed) MARINO (NOTESSIONAL BULLDEN INC
	Address of police station site property	84-94 COUNT ST. FIRE
	Home address (if different from above)	(Signature) Anothering P. Main's
	Phone No. 347-3521	(Signature)
		Apatheny P. Madin's
3.	Name (printed) SANTACROCE, VINCE	NT E, EMANUEL V. & SEBASTIAN J.
	Address of police station site property	•
		49 COLUMBUS AVENUE, P.O. BOX 795
		(Signature) Abbastian J. Santagroce
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4.	Name (printed)	
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ALTERNATIVE PROPOSAL: ADDING ADDITIONAL PROPERTIES TO THE COURT STREET SITE FOR THE POLICE STATION

Two (2) additional properties, listed below my be considered for inclusion with the four (4) properties listed in the base proposal. Although these properties are not needed to meet the criteria, the Committee may wish to include them so as to increase the parking and the square footage with an expanded site and complete the development of the entire street, from the rear of the Main Street properties to City Hall.

1A) 106-110 COURT STREET (Lot No.46)

Owner: Nicholas Saraceno

235 Court Street, Middletown, Ct.

Size: 38.7ft frontage x 150 average depth, .13 acre,

approximately 5,800 square feet.

Tenant: Vacant

2A) <u>114-116 COURT STREET</u> (Lot No.47)

Owner: Joseph F. Salvatore

114 Court Street, Middletown, Ct.

Size: 29.5ft frontage x 150ft average depth, .10 acre

approximately 4,400 square feet

Tenants: Owner occupied (Valentino's Cafe)

upper floor is vacant

With the inclusion of these two parcels, the total land area is almost an acre and the parcels are marked in red on the map included with this proposal.

The owners consent form for the alternative parcels have not been completed. These properties are in the designated redevelopment area and can be acquired by the City should this alternative be attractive to the City.

WE THE UNDERSIGNED PROPERTIES OWNERS CONSENT TO THE INCLUSION OF OUR PROPERTY AS A POTENTIAL POLICE STATION SITE:

1	. Name (printed) JOSEPH	F. SALVATORE
	Address of police station site property	114-116 COURT ST.
		206 RIDSE ROAD WETL CT OGO
	Phone No. 347 7202	(Signature) Joseph F felitime
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2.	Name (printed)	
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	Home address (if different from above)	
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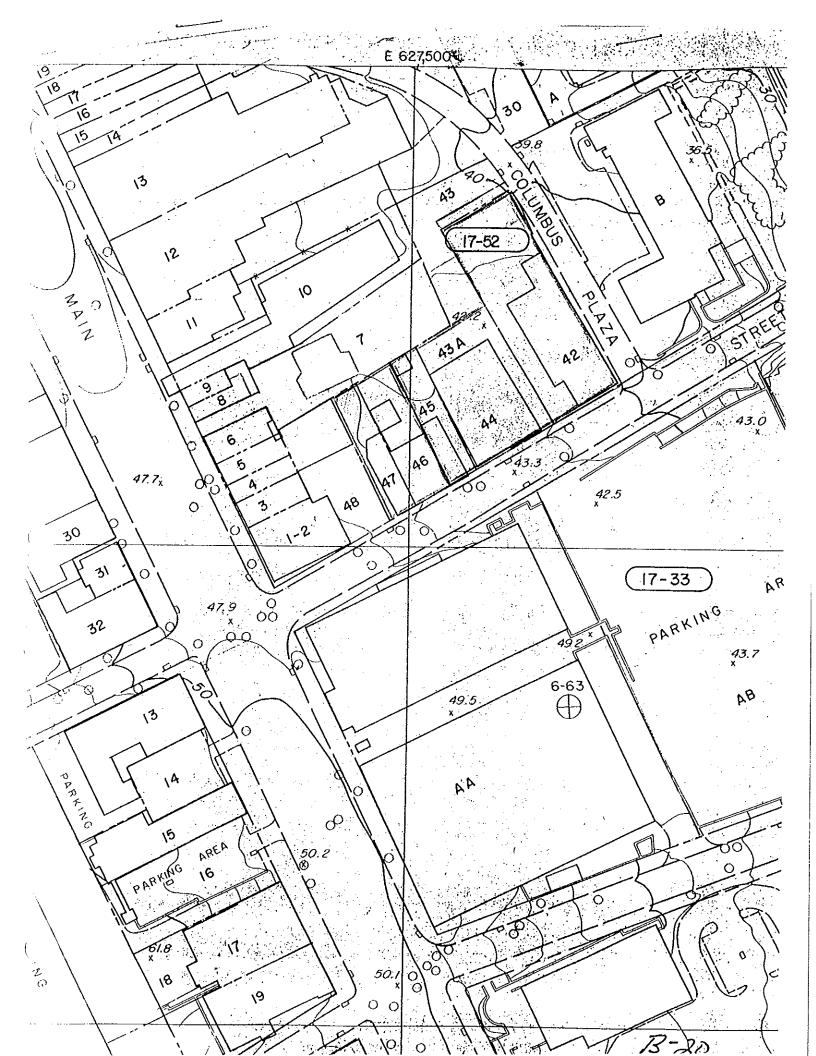
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MIDDLETOWN POLICE STATION

RAK REALTY

DEVELOPERS

LUCHINI MILFORT GOODELL

STRUCTURAL ENGINEERS

DAVID B. MYLCHREEST

CIVIL ENGINEER

G.Z.A INC.

ENVIRONMENTAL ENGINEER

RAK REALTY 533 BEAR HILL ROAD MIDDLETOWN, CT 06457 (203) 346-5962

December 5, 1994

Mr. Paul Rebot, Chairman Middletown Police Building Committee c/o Municipal Development Office Municipal Building Middletown, CT 06457

Subject: Site for Police Station

Dear Mr. Rebot,

The purpose of this letter is to offer a site for the new police station in Middletown.

The offered site is the former North and Judd foundry located at the corner of Pamecha Avenue and High Street.

I have a purchase contract for this property with North and Judd Company. I am offering the property in four different ways as listed below:

- A) Land and existing building
- B) Land only, existing building removed
- C) Land with existing building converted to a police station with a lease/purchase agreement
- D) Land with new building with a lease/purchase agreement

I believe the site is an excellent location for the new police station and the site meets the minimum criteria specified in your request for proposals.

From an economic viewpoint, this site and the choice of potential development options could prove to be very attractive to the citizens of Middletown.

Sincerely Yours,

Frank Rak President Rak Realty

MIDDLETOWN POLICE STATION

COVER LETTER
SITE AND BUILDING DATA
SITE LOCATION MAP
SITE LAYOUT MAP

STRUCTURAL ENGINEERS ANALYSIS OF BUILDING

ENVIRONMENTAL ANALYSIS OF SITE

SCHEMATIC DRAWING OF SITE PLAN

SITE AND BUILDING DATA

LAND AREA

CAR PARKING

BUILDING FLOOR AREA

STORÍES

TYPE OF CONSTRUCTION

AGE

ELEVATOR SIZES

SPRINKLER

STATUS OF BUILDING

1.54 ACRES

117 SPACES

40,134 SQUARE FEET

2 - VARIES

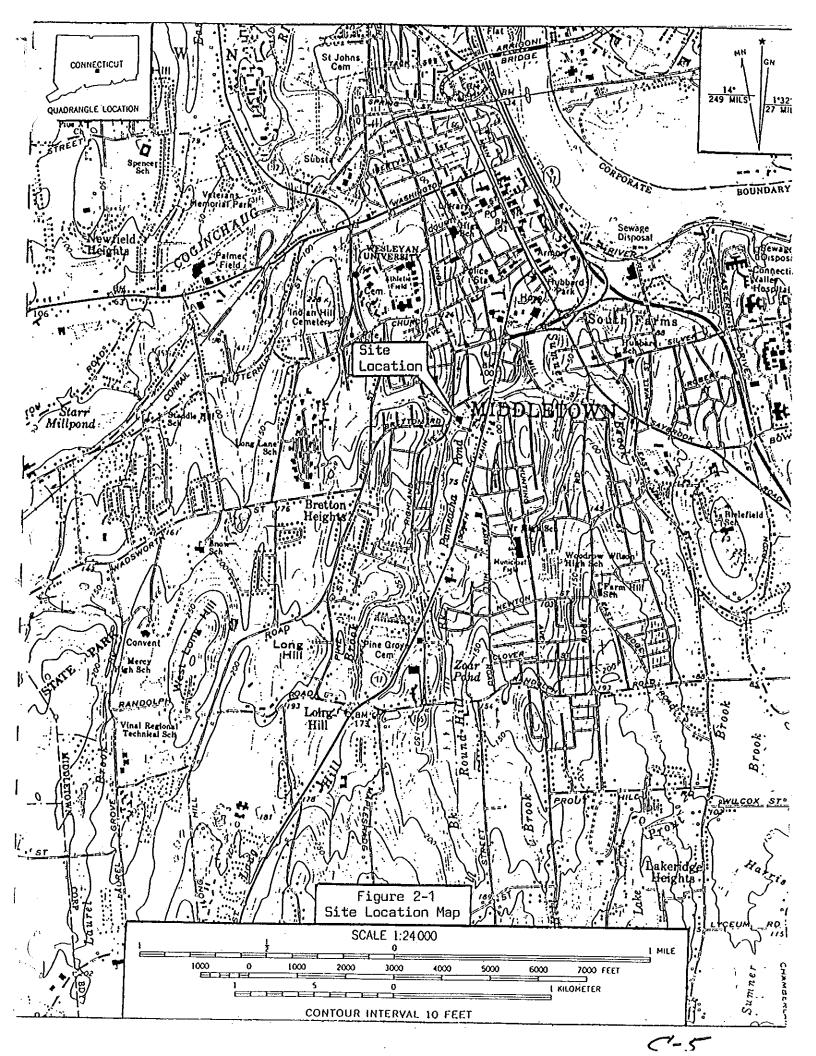
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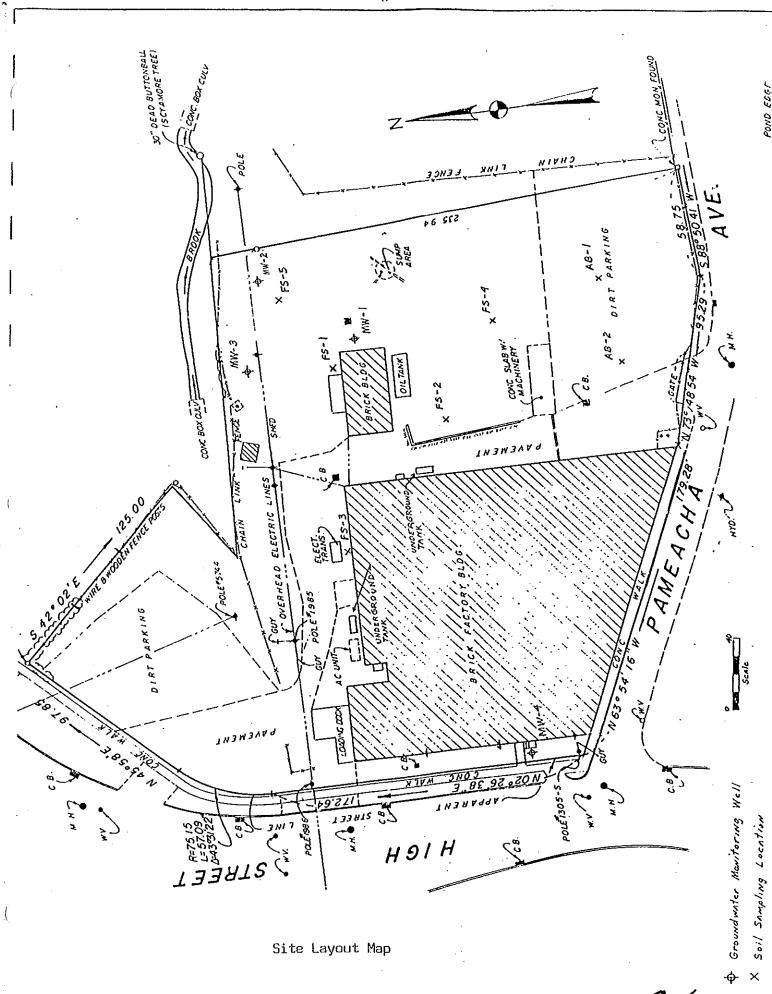
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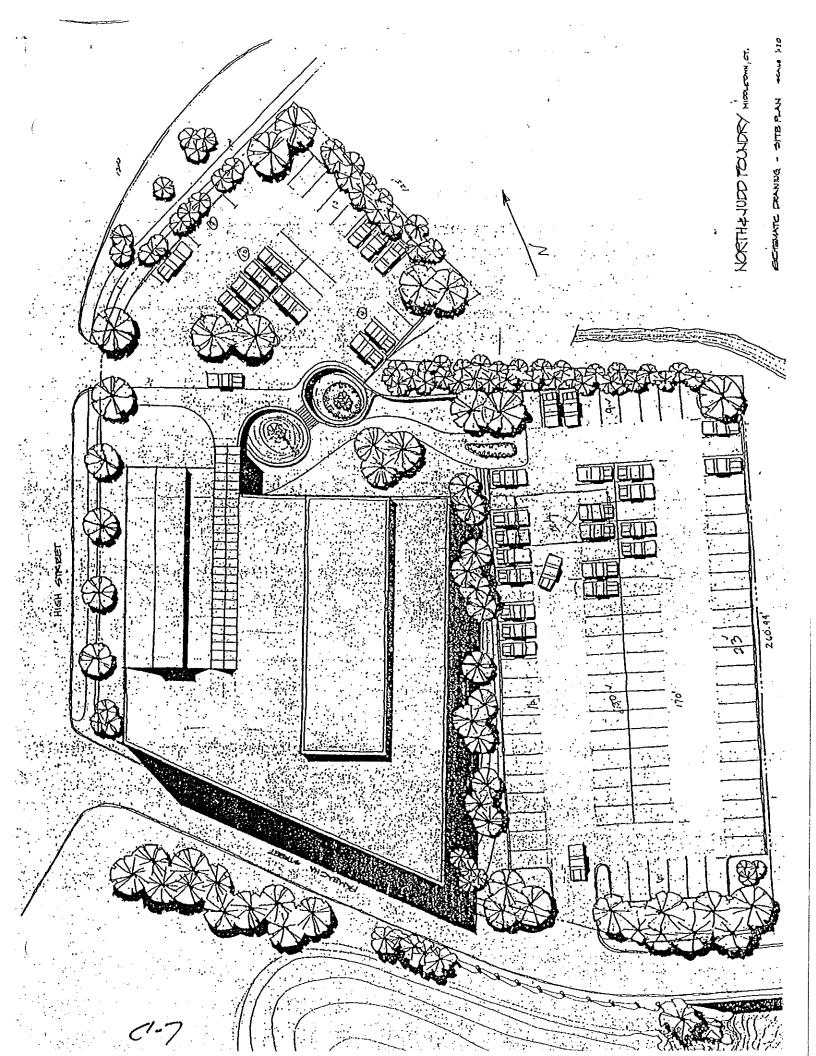
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VACANT





C-6





LUCHINI MILFORT GOODELL & ASSOCIATES, INC.

CONSULTING ENGINEERS MECHANICAL ELECTRICAL STRUCTURAL

December 6, 1994

Mr. Frank Rak 533 Bear Hill Road Middletown CT 06457

Re:

Structural Investigation

Former Wilcox - Crittenden Foundry

Middletown CT

Dear Mr. Rak:

On December 5, 1994 you and I visited the referenced site. The purpose of the visit was to visually investigate the structure for physical condition and suitability to various uses.

It is my opinion that the existing structure is in good physical condition and could be adapted to a number of reuses. The existing roof and wood roof deck will need replacement and the existing windows would not meet the needs of reuse except for an industrial use. It appears that the existing structure could be refurbished and made to conform to the present building code requirements for seismic resistance.

Without more exhaustive field investigation and structural analysis, it is impossible to determine the cost to refurbish this structure for code conformance.

Very truly yours,

LUCHINI, MILFORT, GOODELL & ASSOCIATES, INC.

Robert A Goodell, P.E.

Robert a. Sonfel

Vice President

RAG/ehf

December 7, 1994 File No. 41449



Mr. Frank Rak 533 Bear Hill Road Middletown, CT 06457

Re:

North and Judd Foundry Site

Environmental History

Dear Mr. Rak:

27 Nack Road fernon, Connecticut 6066 203-875-7655 FAX 203-872-2416

A Subsidiary of GZA

GeoEnvironmental Fechnologies, bic. The property at 56 Pameacha Avenue had been in use in an industrial capacity since the turn of the century. In 1986, in accordance with a closure plan approved by the Connecticut DEP and the Federal EPA, spent foundry sands normally stored in a waste pile on the northeast corner of the property were removed. As part of the closure activities, four groundwater monitoring wells were installed and monitored. None, of the metals associated with the waste pile sands were detected above drinking water criteria.

The foundry ceased operation in 1990. As part of the overall facility closure activities additional groundwater monitoring wells were installed and analyzed for a larger set of parameters. Some volatile organic compounds (VOCs) were detected at this time. Investigations were made to determine if there was a concentrated on-site source area for these VOCs. No such condition was detected. Presently, some additional work is being performed to insure that no conditions exist for either VOCs in groundwater or metals in soils which require corrective actions. DEP is aware of these findings and activities.

Most recently, in the spring of 1994, the inactive transformer at the site was vandalized resulting in the release of the PCB dielectric fluid. This release was reported to DEP and clean-up was initiated. At this time, most of the soils impacted have been excavated and disposed of or placed in line containers prior to off-site disposal. Final soil removal and sampling activities are anticipated to be completed by mid-December, 1994. DEP is again monitoring the activity as part of the overall site evaluation.

In summary, this property does exhibit some residual evidence of its historic industrial use. However, following completion of the PCB-related soil removal no conditions appear to exist that require corrective actions or which would limit the future industrial or commercial use of the site.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Thomas F. Stark Associate Principal



RECEIVED MONICIPAL DEVELOPMENT

1994 DEC -7 PM 2: 26

Dear Sir:

I would like to submit to you four(4) adjoining properties, which are owned by the Milardo family, for consideration as a future site for the Middletown Police Department.

The available properties consist of 326 South Main Street, 330 South Main Street, 346 South Main Street and 133 Birdsey Avenue.

The combined available acreage is approximately 1.32 acres. These combined properties allow egress from two major streets, South Main and Birdsey Avenue.

This property is certainly worth considering because of the accessibility to Main street, Route 9, Middlesex Hospital, Conn. Valley Hospital, Long Lane and Wesleyan College.

Enclosed, please find a map of the aforementioned properties.

Please feel free to contact me at any time if you should have any questions regarding these properties.

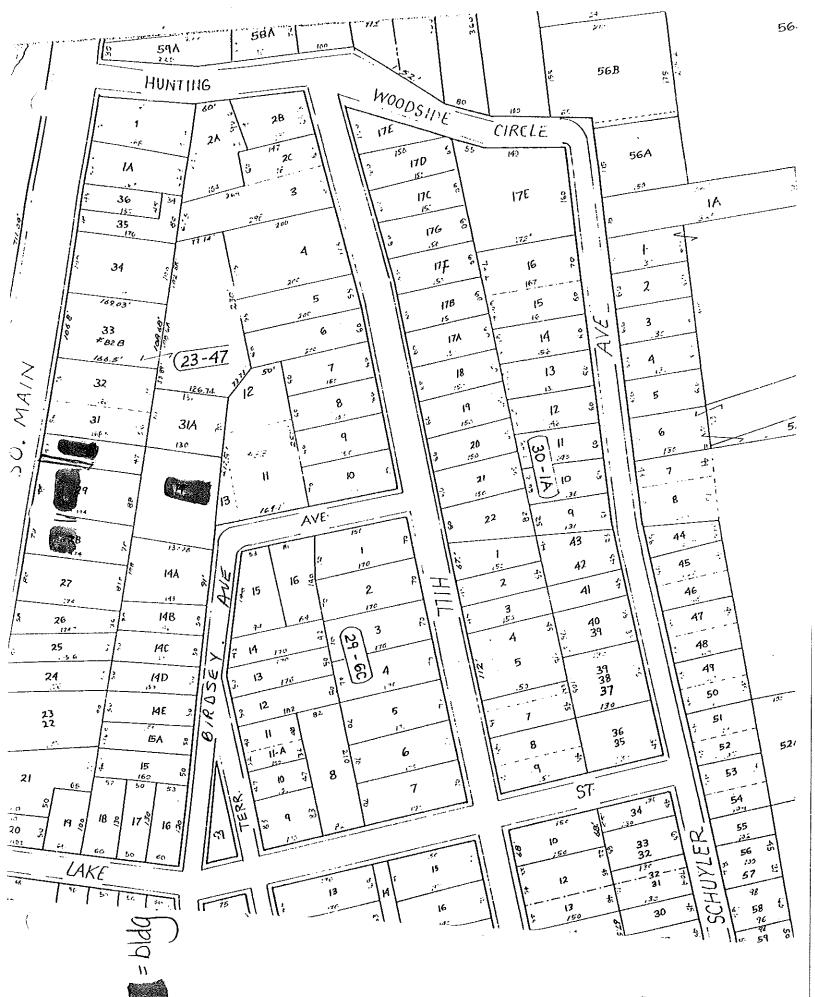
Sincerely,

Arthur W. Burgess

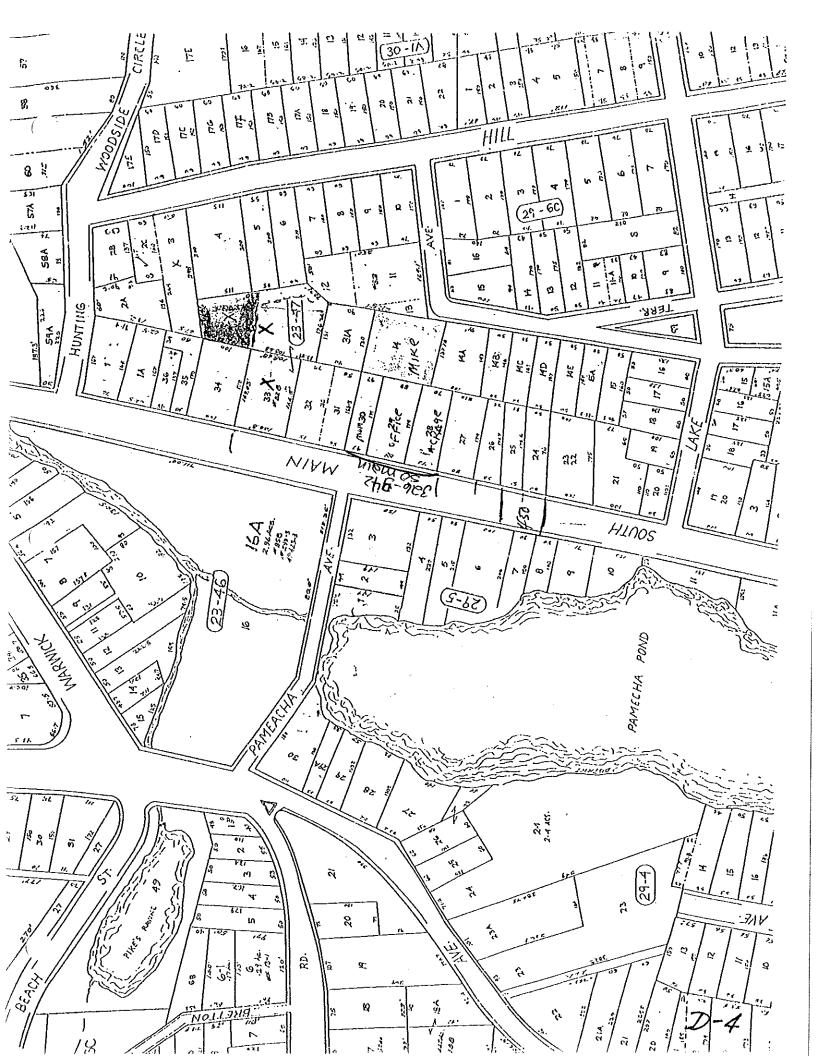
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SITE PROPOSAL FOR MIDDLETOWN POLICE STATION 326-342 SOUTH MAIN STREET, MIDDLETOWN

OWNERS OF PROPERTY - Michael and Sallie Milardo - 33 Birdsey Ave., Mtn.

James and Christine Milardo - 15 Chamberlain Rd., Mtn.

Josephine Milardo - 28 Morgan St., Mtn.

Salvatore Milardo - 326 South Main St., Mtn.

SIZE OF PROPOSED SITE - 55,220 Square Feet.

Approximately 217 feet of road frontage on Rt. 17 (South Main Street) and frontage om (approximately 40 feet) on Birdsey Avenue.

Presently there are 4 buildings and 3 points of entry/exit.

OCCUPANTS OF PROPERTIES - Five businesses
Six apartment tenants
One family - Owner of property

No environmental history available

Included - Three maps

D&B REALTY 605 SAYBROOK ROAD MIDDLETOWN, CT 06457 203•346-2765

28 November 1994

The Honorable Mayor of Middletown City Hall Middletown, CT 06457

Dear Mr. Mayor:

In light of current discussions regarding a new site for the Middletown Police station, we would like to bring the property detailed below to your attention.

As presented in the attached map, this approximately three acre site is bordered by Main St. Extension, Cooley Avenue, and East Main Street. We feel this location will make an ideal future home for the Police Department for the key reasons of location and accessibility. Please consider that this property is:

- less than 6/10 of a mile from City Hall and the new Superior Court Building, along a straight, low-trafficked route;
- 2/10 mile from Middlesex Memorial Hospital, directly along Main Street Extension;
- 7/10 mile from Connecticut Valley Hospital, via East Main and Silver Streets;
- and less than 1 mile from the high-crime areas in Long Lane Village.

Access to and from this location may be achieved from both East Main Street and Main Street Extension, as well as from Cooley Avenue. The property is also convenient to Route 9 (both North and South), and to the Route 17 connector.

We understand the importance of Police Department Headquarters remaining a presence in the downtown Middletown area; we believe this subject property will not only achieve that goal, but will also present the added advantage of tying together the revitalized downtown area (Superior Court, City Hall, etc) with the Silver Street Post Office, creating a "municipal" part of town that can remain vital and expanding for many years to come.

Structures on the proposed property currently include two old factory buildings, a gas station, and two multi-family residential homes. Present leasees include Formatron Corporation, Electric Wholesalers, BP Gas, and four residential families.

This land is presently owned by: Floremond DeToro, Philip Busker, Robert Miller (Middlesex Plumbing Supply), and Salvatore Fazzino (BP Gas).

Further information about the specifics of this property may be obtained from:

Floremond DeToro c/o The Grog Shop 605 Saybrook Road Middletown, CT 06457 346-2765

Or from:

Philip Busker 44 Caroldon Rd

Middletown, CT 06457

346-7384

We sincerely hope that your office will investigate this property, to fully determine the unique opportunity it presents for the betterment of Middletown.

Thank you for your assistance in this matter.

Hosimond De Ton

Very truly yours,

Floremond DeToro

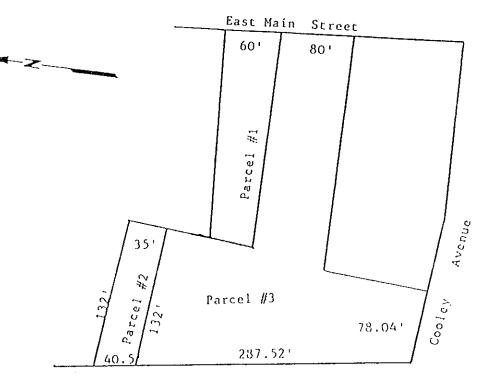
NEIGHBORHOOD DATA AND ANALYSIS (cont.)

Neighborhood Map

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SITE AND DATA ANALYSIS (cont.)

Site Sketch - Not to Scale



Main Street Extension

Parcel 1 - 99 East Main Street

Parcel 2 - 108 Main Street Extension

Parcel 3 - 134 Main Street Extension & 105 East Main Street



City of Middletown

MUNICIPAL DEVELOPMENT OFFICE deKOVEN DRIVE, MIDDLETOWN, CONNECTICUT 06457 (203) 344-3419

December 14, 1994

Floremond DeToro D & B Realty c/o The Grog Shop 605 Saybrook Road Middletown, CT 06457

RE: Police Building Committee

Dear Mr. DeToro:

The Police Building Committee is in receipt of your site proposal as submitted to the Mayor's Office. We do, however, need some additional information.

Enclosed please a copy of the RFP packet which was utilized by other applicants in the preparation of their site offers. The next-to-last page is a form which needs to be signed by all current property owners.

The last page is a map showing the area bounded by Main Street Ext., Cooley Avenue, and East Main Street. Please outline the proposed project area on the map.

Finally, the matter of an environmental history needs to be addressed.

This information should be received by the Municipal Development Office no later than December 27, 1994, the date of the Committee's next meeting.

If you have any questions, please call. Thank you.

Very truly yours,

William M. Kuehn, Jr.

Director

WMK/wg Enclosure

cc: Mayor Thomas J. Serra

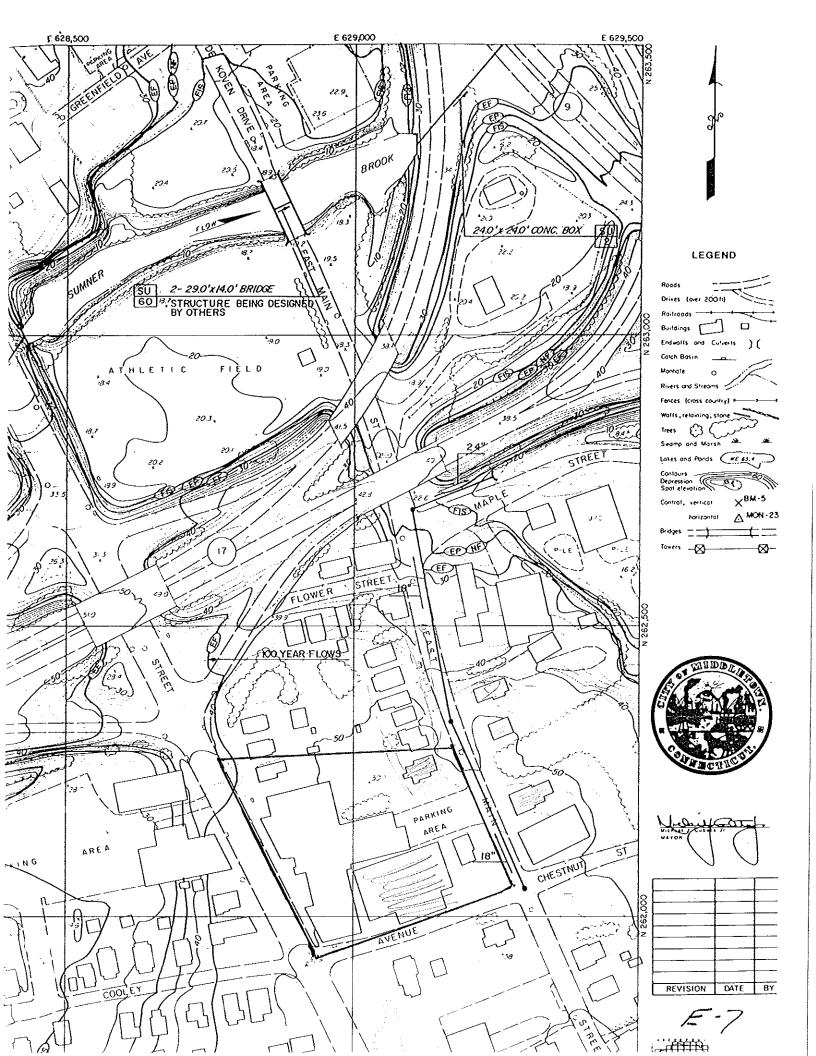
Paul Rebot, Chairman, Police Building Committee

E-5

12/19/94

WE THE UNDERSIGNED PROPERTIES OWNERS CONSENT TO THE INCLUSION OF OUR PROPERTY AS A POTENTIAL POLICE STATION SITE:

1	Name (printed) Robert B. Miller	
	Address of police station site property	Cooley Ave Middle four
		Longrere LANE Old Lyne, CONN.
	Phone No. 434-8703	(Signature) Nobert Shill , Mother
	,	Millen Assoc.
2.	. Name (printed)	3 1927160
	Address of police station site property	117 (1157 0101 ST.
	Phone No. 344-6488	131 (1957 prom) 5%. Signature) She valore G Tic populi
3.	. Name (printed) DrB Roal	Ny 1
	Address of police station site property	34 Main St. Ext
	Home address (if different from above) 2	3/0 Groo Shop 605-Saxhrook Rd
	Phone No. 046-2765 (Signature) Ton convend De Toro
4.	FACINEDY done by Name (printed)	Dirersitiad Environmental Services
	Address of police station site property	
	Home address (if different from above)	
	Phone No(S	Signature)
5.	Name (printed)	
	Address of police station site property	
	Home address (if different from above)	
		ignature)
6.	Name (printed)	
	Home address (if different from above)	
		ignature)



DONALD G. GILLETTI, JR. Main Street Extension Middletown, Connecticut 06457

December 7, 1994 HAND DELIVERED

Attn: Paul Rebot, Chairman Police Building Committee Commicipal Development Office City, of Middletown Room B-21 Middletown, CT 06457

RE: Police Headquarters Facility Site

Property located at Main Street Extension and East Main Street

Dear Mr. Rebot:

I am submitting as a potential site for the Police Headquarters Facility the above referenced property, outlined on the enclosed copy of City photogrammetric map #L=11, supplied to me by the Municipal Development Office.

The site, by estimation, contains approximately 2 acres, or 86,000 square feet (inclusive of a strip of land along Main Street Extension resulting from a taking by the State, and believed to have been later turned over to the City). The land includes of all of my contiguous property in that area. Reference is made to City Assessor's records, where the property is referred to as Lots 1, 2 and 3 in Block 24-15, Map 35.

There are currently buildings on the site. Seven dwelling units are now occupied. Two businesses also operate on the site, one of which is my own auto body and repair shop. A church group currently uses the building at the corner of East Main Street and Main Street Extension.

The property was formerly used, in part, as a gasoline station. The underground gasoline tanks were removed in the mid-1980's, under the supervision of fire department personnel. I know of no environmental problems then discovered; and to the best of my knowledge and belief, the property is environmentally clean as of this time.

F-1

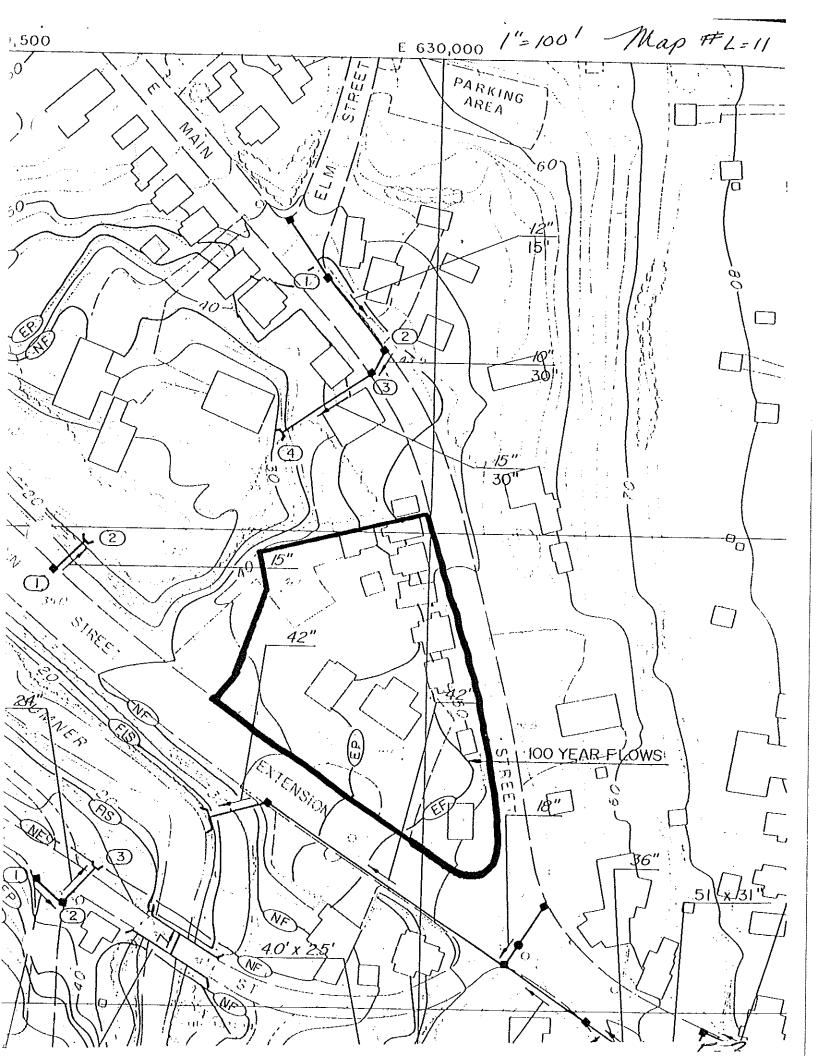
I have signed the attached 'consent to inclusion' form supplied to me as a part of the materials obtained from the Municipal Development Office. As noted above, an outline of the site on the City photogrammetric map is enclosed, together with an outlined copy of City Assessor's Map No. 35.

Please contact me if additional information is required.

Very truly yours,

Donald G. Gilletti, Jr.

F- 2



WE THE UNDERSIGNED PROPERTIES OWNERS CONSENT TO THE INCLUSION OF OUR PROPERTY AS A POTENTIAL POLICE STATION SITE:

1.	Name (printed) Donald G. Gil	lletti, Jr.
	Address of police station site property	Main Street Extension & East Main Street
	Home address (if different from above)	69 Banforth Road, Haddam, CT 06438
	Phone No. 344-0301	(Signature) Den 1 & Beller
2.	Name (printed)	
	Home address (if different from above)	
		(Signature)
3.	Name (printed)	
	Address of police station site property	
		A SECTION OF THE PROPERTY OF T
		(Signature)
4.	Name (printed)	
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